

CAPITAL **Development** BOARD

Building a Better Illinois

Bruce Rauner, Governor James Reilly, Chairman

BOARD BOOK

September 15, 2015

11:00 a.m.

Video-Conference between:

**James R. Thompson Center
100 West Randolph Street, Suite 14-600
Chicago, Illinois**

**Illinois Dept. of Transportation
1102 East Port Plaza
Collinsville, Illinois**

**Robert Oxtoby Board Room
Wm. G. Stratton Office Building
401 S. Spring St., 3rd Floor
Springfield, Illinois**

BOARD MEMBERS:

James Reilly, Chairman
Glyn Ramage
Stewart Muñoz
Miles Beatty, III
William A. Lowry, Sr.
Steve Orlando

Jodi Golden, Executive Director



CAPITAL DEVELOPMENT BOARD

September 15, 2015, 11:00 a.m.

Video-Conference

between

the following three locations:

James R. Thompson Center

100 West Randolph Street

Suite 14-600

Chicago, Illinois

Robert Oxtoby Board Room

3rd Floor Stratton Building

401 S. Spring Street

Springfield, Illinois

IDOT Office

1102 East Port Plaza

Collinsville, Illinois

1. CALL TO ORDER

2. — Roll Call of Members

3. Confirmation of a Quorum

PRELIMINARY ITEMS

4. Adoption of Agenda

5. Approval of August 11, 2015 Minutes.....1-3

6. Introduction of Guests

BOARD ACTION

7. Proceed Order

Department of Military Affairs4-21

8. Single Bid Award

Department of Military Affairs – Illinois National Guard Armory22-31

INFORMATIONAL ITEMS

9. Single Bid Awards32-37

EXECUTIVE SESSION

Staff contact: Candy Murphy 217.782.8726

SUBJECT: Meeting Minutes for August 11, 2015 Board Meeting

The August 11, 2015 meeting of the Capital Development Board was held by video-conference at the James R. Thompson Center, 100 West Randolph Street, Suite 14-600, Chicago, Illinois, the Stratton Office Building, 401 South Spring Street, Third Floor, Springfield, Illinois and the Illinois Department of Transportation Office, 1102 East Port Plaza, Collinsville, Illinois.

The following Board Members were present:

Springfield

Jim Reilly, Chairman
Stewart Muñoz
Miles Beatty, III
William Lowry, Sr.
Steve Orlando

Others present:

Springfield

Candy Murphy, CDB
Jodi Golden, CDB
Amy Romano, CDB
Mike Wilson, CDB
James Cockrell, CDB
Ron Wright, CDB
Amber Evans, CDB
Michael Bass, U of I
Blanca Arteaga, CDB
Lorri Lawton, CPO
Don Broughton, CDB
Van Austin, CPO
Ken Morris, CPO
Jerry Burlingham, CPO
Lisa Mattingly, CDB
Kathryn Martin, CDB
Gus Behnke, CDB
Tim Patrick, CDB
Kirk Fernandes, CDB
Lisa Garrett, CDB
Marcy Joerger, CDB
Paula Sorensen, CDB
Jaclyn O'Day, CDB
David Marshall, KJWW

Springfield (continued)

Jesse Martinez, CDB
Lauren Noll, CDB
Heidi Hildebrand, CDB
Dennis Barnard, CDB
Anurag Garg, CDB

Chicago

Karla Springer, CDB
William J. Cadigan,
IL Executive Mansion Assoc.
Andres Padua, CDB
Victor Morales, CDB
Andrea Bauer, CDB

The meeting was called to order at 11:21 a.m.

For the record, Chairman Reilly and members Stewart Muñoz, Miles Beatty, William Lowry and Steve Orlando were present at the Springfield meeting site.

Mr. Orlando moved and Mr. Munoz seconded a motion for the adoption of the agenda. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Beatty moved and Mr. Lowry seconded a motion to approve the minutes of the July 14, 2015 meeting. Chairman Reilly called for a vote, and the motion was approved unanimously.

All attendees and guests in Springfield and Chicago introduced themselves to the Board. There were no guests in Collinsville.

Bill Cadigan with the Illinois Executive Mansion Association gave an update on the Executive Mansion to the Board members.

Mr. Wright presented the following Proceed Order to the Board. Mr. David Marshall with KJWW assisted in the presentation with visual pictures of the ceilings and building diagrams.

Proceed Order – University of Illinois at Chicago

College of Dentistry – Infrastructure Improvements

Chicago, Cook County, Illinois

CDB Project No. 830-030-154

A/E: KJWW Engineering Consultants

Proceed Order for KJWW..... \$476,759.00

Mr. Munoz moved and Mr. Beatty seconded a motion to approve the Proceed Order. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. James Cockrell presented the following A/E selection recommendation:

1.	910-010-152	AHERA Reinspections – North Statewide Asbestos Surveys	Appropriation: \$26,000
		1. Professional Service Industries, Inc.	Project Cost: \$26,000
		2. GSG Consultants, Inc.	
		3. Terracon Consultants, Inc.	

Mr. Muñoz moved and Mr. Beatty seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Cockrell presented the following A/E selection recommendation:

2.	910-010-153	AHERA Reinspections – Central Statewide Asbestos Surveys 1. Terracon Consultants, Inc. 2. GSG Consultants, Inc. 3. Professional Service Industries, Inc.	Appropriation: \$26,000 Project Cost: \$26,000
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Mr. Beatty moved and Mr. Orlando seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Mr. Cockrell noted the following Architect/Engineer selected by the Executive Director as an informational item:

3.	910-010-154	AHERA Reinspections – South Statewide Asbestos Surveys 1. GSG Consultants, Inc. 2. Terracon Consultants, Inc.	Appropriation: \$26,000 Project Cost: \$26,000
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Mr. Beatty moved and Mr. Lowry seconded a motion to approve the previous recommendation for the selection of architects/engineers. Chairman Reilly called for a vote, and the motion was approved unanimously.

Executive Director Golden announced the September 8, 2015 CDB Board Meeting had been changed to September 15, 2015, same place and time.

Mr. Muñoz moved and Mr. Lowry seconded a motion to adjourn. Chairman Reilly called for a vote, and the motion was approved unanimously. The meeting adjourned at 11:50 a.m.

Executive Summary for Board Level Proceed Order

CDB Project No.: 546-006-001
Project Description: Construct Army Aviation Support Facility and Readiness Center
Project Location: Kankakee, Kankakee County, Illinois

Project History:

This Project was initiated to provide a new Army Aviation Support Facility and Readiness Center to support three Army National Guard Units.

The scope of work consists of constructing an approximately 185,200 square foot two story army readiness center and aviation support facility, including approximately 64,000 square foot readiness center with administrative space, classrooms, locker rooms, restrooms and maintenance space and a 104,000 square foot aviation support facility, including helicopter hangars for storage and maintenance.

The scope of work also provides for site improvements, including exterior lighting, fencing, parking areas and roadway, installing helicopter fuel storage and dispensing system.

Requested Action:

We are requesting approval of Proceed Order No. 8 in the not-to-exceed amount of \$1,173,657.00. The contractor proposed to provide Hydrated lime stabilization for privately-owned vehicles (POV) and military-owned vehicles' (MOV) parking areas and Portland cement stabilization for the Apron. Although the saturated soil conditions were not reasonably foreseeable at the time of bid, the approval of this proceed order will allow the contractor to continue site work. The design team has reviewed/evaluated the proposal and concurred.

Request for Board Approval of Proceed Order

Project Number: 546-006-001
Description: Construct Army Aviation
Support Facility and
Readiness Center
3200 South Justice Way
Kankakee, IL 60901

Using Agency: Department of Military Affairs

Architect/Engineer: Baily Edward Design, Inc.
1103 South Mattis Avenue
Champaign, IL 61821

Project Manager: Mohammed Haq

Total Project Budget: \$62,159,610.00

Unobligated Funds: \$ 2,646,426.37

Percent Completion: 46%

Reason for Change:

Current site conditions of saturated subgrade soils and areas having relatively high ground water, due to excessive rainfall this summer, adequate compaction could not be achieved prior to proof rolling of the Apron, Privately-Owned Vehicles (POV) and Military-Owned Vehicles' (MOV) parking lots. Contractor proposed to provide Hydrated lime stabilization for POV and MOV parking areas and Portland cement stabilization for the Apron. A temporary access road needs to be constructed for the truck traffic when pouring concrete for the Apron.

Description of Change:

Contractor to provide Hydrated lime stabilization for POV and MOV parking areas and Portland cement stabilization for the Apron. Also provide a temporary access road which needs to be constructed for truck traffic when pouring concrete for the Apron.

CONTRACTOR	Trade	Proceed Order Amount	Original Contract	% CHANGE
George Sollitt Construction	General	\$ 1,173,657.00	\$ 53,325,992.00	2.2%
Total All Change Orders		\$ 579,125.92	\$ 53,325,992.00	1.1%
Completion Effect: 45 days				
CDB596-3-1E Rev. 06/23/95				

PROCEED ORDER NO. 008

CDB PROJECT NO.: 546-006-001

CONTRACT NO.: 15-0409-41

DATE: September 4, 2015

CONTRACTOR (Name, Address)

George Sollitt Construction Co.

790 N. Central Avenue

Wood Dale, IL. 60191

PROJECT (Name, City, County)Construct Army Aviation Support Facility
and Readiness Center

3200 S. Justice Way

Kankakee, IL. 60901

Contract Work: General Using Agency: Department of Military Affairs

DESCRIPTION OF CHANGE IN WORK:

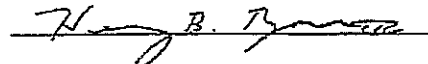
General contractor proposed to provide hydrated lime stabilization for POV (privately owned vehicles) parking area and portland cement stabilization for Apron, Taxiways and MOV (military owned vehicles) parking areas. Construct a temporary access road for pouring concrete on Apron. Letters from A/E along with the proposal from the contractor are attached.

Justification for the proceed order:

To address site conditions of saturated subgrade soils with high moisture content, due to excessive rainfall this summer, adequate compaction could not be achieved. This proceed order work will allow the project to proceed on schedule.

TOTAL \$ VALUE OF THIS ORDER NOT TO EXCEED: \$ 1,173,657.00

Contractor Representative's Signature



Costs for work involved and change in Sum and Time (if any) will be submitted for inclusion in a RFP/CO adjusting the Contract Sum and/or Contract Time subject to the CDB procedures for processing contract changes as outlined in the Capital Development Board's Standard Documents for Construction. Approval and issuance of this document does not eliminate the requirement for the subsequent RFP/CO to be reviewed and approved by CDB to determine if to be fair and reasonable.

Authorization to Proceed by:

My review of this change order has determined that: the circumstances which have necessitated this change order were not reasonably foreseeable at the time the contract was signed, or the change is germane to the original contract as signed, or the change order is in the best interest of the State and authorized by law, as described. (Applicable only to a change order or a series of change orders increasing or decreasing the contract amount more than \$10,000.00 or the contract time by more than 30 days.)

(Up to \$24, 999)

(Up to \$49, 999)

(Up to \$74,999)

(Up to \$100,000)

If Board Level insert
Agenda Item No. _____ 9/4/15
Project Manager Date 9/4/2015
Regional Manager Date 9/8/15
Construction Administrator Date

Deputy Director - Construction Date

Executive Director Date

and Board Meeting Date

Murphy, Candy

From: Begue, Sandy
Sent: Tuesday, September 08, 2015 4:57 PM
To: Murphy, Candy
Subject: FW: Kankakee Change Order Subbase Stabilization - for Board Book
Importance: High

-----Original Message-----

From: Holan, Craig A LTC USARMY NG ILARNG (US) [<mailto:craig.a.holan.mil@mail.mil>]
Sent: Tuesday, September 08, 2015 4:56 PM
To: Wright, Ron; Haq, Mohammed; Bauer, Andrea; Begue, Sandy
Cc: Blumhorst, Kyle W NFG NG ILARNG (US); Stanberry, Cameron E CW3 USARMY NG ILARNG (US)
Subject: Kankakee Change Order Subbase Stabilization

Mr. Wright,

This is to inform you that the Department of Military Affairs supports the change order for stabilization of the parking areas and ramp and taxiway soils in order to meet the required compaction so the project can continue on schedule. We trust that the Capital Development Board will look carefully at both the change order estimates and any potential AE errors and/or omissions.

The Department of Military Affairs completed all due diligence when the original site selection was made to meet federal requirements, including conducting of soil boring tests, an Environmental Condition of Property (ECOP) and a site survey. Federal guidelines indicate "States MAY have to fund excess construction costs if they elect to choose a given site in lieu of an acceptable site." (NGR415-5, 2-4 g.) Given the requirement that this site be located adjacent to an airport runway in Northeastern Illinois, and all studies were completed as required and based on the AE site recommendations and design, we believe this change order does not change the definition of a viable site, and should be acceptable.

v/r
LTC Holan

LTC Craig A. Holan, AICP
Construction and Facility Management Officer Illinois Department of Military Affairs Illinois Army National Guard
1301 N. MacArthur Boulevard
Springfield, IL 62702

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Suite 2800
Chicago, IL
60601-2303

Mr. Mohammed Haq
Project Manager
Capital Development Board, Suite 14-600
James R. Thompson Center
100 West Randolph Street
Chicago, Illinois 60601

RE: Construct Army Aviation and Readiness Center
CDB# 546-006-001
Bailey Edward (BE) #1010

September 3, 2015

Dear Mr. Haq,

George Sollitt Construction Inc. (GSCC) has submitted CX49 requesting additional contract dollars in order to perform stabilization of the existing subgrade materials at the POV, Apron, MOV and Taxiway.

GSCC has provided reports and test documentation compiled by ECS Midwest (ECS) identifying failures in the existing site subgrade materials. ECS has reported that the observed and tested materials are able to achieve the contractually specified density of 95% however, the materials are failing to pass proof roll tests that are defined in the contract documents. Materials have been sampled and laboratory testing has been performed to determine the capabilities of the in place materials. ECS states that even when the materials in the upper 12" of the subgrade are within the optimum moisture range they are not able to successfully pass the specified proof roll tests. Crawford Murphy Tilley (CMT) and Professional Services Industries (PSI) feel the underlying soils moisture content is currently above the soils optimum moisture content. This is the result of the near record rainfalls that occurred onsite in the month of June. Although the monitoring wells show the current water table has lowered to 3' +/- from the top of the current subgrade elevation, the soils between the current water table and the prepared and compacted top 12" of subgrade are still above their optimum moisture content. This is due to the water table only recently lowering to its current elevation. The materials that were recently saturated are still retaining to high of moisture content and do not provide sufficient stability for the top 12" of prepared subgrade to pass the proof roll.

GSCC in combination with ECS proposed two solutions to stabilize the site materials. The first option was to remove unstable materials and replace with geotextile fabric and engineered fill. This method was determined to be a viable option but formal consideration was not priced due to the high dollar value associated with the work. Additionally, this option resulted in excess spoil materials that would need to be removed from the site or lost onsite. The second option proposed was to use a combination of lime and cement stabilization to bridge the soft soils. Once stabilized the base contract sub-base and specified paving could be provided. GSCC chose to pursue this request based on cost.

Stabilization of the site is proposed utilizing two methods:

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Chicago, IL
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- Lime stabilization is being proposed at the POV. This area's soil samples exhibited properties that would allow for a successful result when lime stabilized.
- Cement stabilization is being proposed for the Apron, MOV and Taxiway. Due to the lack of fine material found in the sampled soils, lime stabilization will not suffice. Cement stabilization works more effectively in granular soils. GSCC and ECS have expressed concerns that the high volume of loaded construction equipment needed to truck pour the Apron may compromise the newly stabilized subgrade. GSCC has included in their proposal the construction of a haul road to be built on top of the base contract aggregate. This additional thickness would allow the soils to be more substantially bridged during repetitive vehicle traffic. Traditional truck placement of concrete into the paving machine may also compromise the sub base. GSCC has proposed to extend the haul roads alongside the pour lanes and utilize a concrete conveyor or pump to feed the paving equipment. This access road will be moved as the concrete pours progress.

It is CMT and PSI's position upon review that the properties being exhibited by the existing site soils are as anticipated when in a saturated state. The Contract Documents were prepared with the understanding that site pavement operations would occur during typically dry months of the year and during a year with average rainfall totals. Based on the recorded rainfalls of 17" +/-, which this area typically experiences an average of 4", the site materials were not anticipated to be saturated at the time of pavement construction. Past construction projects designed and overseen by CMT at and around the airport have not required comparable levels of stabilization being proposed in CX49. While it is CMT's position that GSCC's bid should have included some dollars for stabilization and removal of unsuitable soils based on the Contract Documents; it is unlikely that a contractor bidding the project would have included costs for 100% site pavement and building stabilization.

As you will recall, earlier in the project GSCC was awarded a Proceed Order for bridging saturated soils at the Building Pad. This Change Order was directly related to an unanticipated high water table and subsequently saturated soils. At the time this Change Order was proposed two options were presented for consideration. The first option, which was selected, involved bridging the saturated subgrade utilizing stone and geotextile fabric. This methodology was driven by the critical path schedule requiring footings and foundation to begin in spring 2015 to maintain the construction completion schedule. The second option was to wait for ground water to lower naturally and for the project to move into a timeframe later in the year where site drying would be more successful. This methodology did not allow for the schedule to be maintained. During the lengthy discussions regarding the building pad, additional concerns existed at that time that the site's present condition was too saturated and the water table was too high to install paving work in the spring. Based on discussions with GSCC, CMT, and ECS it was determined that the reasonable course of action was to maintain the monitoring wells, allow the late spring and early summer weather to aid in drying the materials and lowering the water, and review the site in mid-summer. This was a viable option at the time due to flexibility in the paving schedule to be pushed until fall 2015 without impacting the critical path. To all of our dismay, late May, all of June, and early July experienced higher than average rainfall. This delayed the anticipated site drying as well as the lowering of the water table. It was not until late July that ECS and GSCC were able to begin their evaluation of the remainder of the site for suitability. Several weeks of earthwork, preparation, and testing occurred. It was determined that although optimum moisture had been achieved in the top 12"

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of the subgrade and the water table had lowered, the site still did not yield passing results due to the underlying soils still having above optimum moisture content. At that time GSCC prepared CX49 outlining their proposed plan and request for delays associated with the unseasonably wet weather encountered. In order to now maintain the critical patch schedule this work needs to be performed prior to winter weather. Without the parking lots in place, other critical schedule items will delay and access to the perimeter of the building will cause delay in preparing for winter weather.

Bailey Edward, CMT, and PSI have reviewed the backup documentation provided by GSCC. During this review, Bailey Edward requested and received additional information for clarification from GSCC. In reviewing these documents it was presented by GSCC that quantities and scope were priced on a worst case scenario. There is potential that the MOV lot will not require stabilization but that will not be known until spring 2016 when that work is performed. Additionally, there is a possibility that the haul road may be able to have the thickness reduced or be eliminated once the cement stabilization has been performed. This can only be determined once the cement stabilizing of the soil has been performed and the material is tested with loaded vehicles. GSCC's proposal is based off of time and material not to exceed basis in order to account for these potential adjustments in scope. The final number will be determined by actual work necessary onsite. Questions regarding base contract scope and new scope were raised by Bailey Edward. GSCC provided explanations on what was included in base contract work and what was included in new work. Based on clarifications provided by GSCC and the work proposed as time and material not to exceed, Bailey Edward agrees with the pricing received with the exception of the monetary credits for base bid work yet to be outlined by GSCC. This agreement also is with the stipulation that final review of the proposed costs will occur once GSCC has submitted backup documentation for new work once completed. Only new work that is properly substantiated would be eligible for consideration.

At this time, Bailey Edward finds the proposed site stabilization recommendations to be acceptable. Additionally, Bailey Edward finds the method of pricing based on a time and material basis to be the best method for obtaining a fair and reasonable cost for this matter. Therefore, Bailey Edward recommends the issuance of a Proceed Order for work associated with Cx49.

Respectfully Submitted,

Robin Whitehurst, Principal

cc: Ellen Dickson, BE
Kevin Schnebly, BE
Leonard Debickero, BE

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September 3, 2015

Bailey Edward Design, Inc.
1103 South Mattis Ave.
Champaign, IL 61821-4829

Attn: Mr. Kevin S. Schnebly, CDT, LEED AP
Associate

Re: 11201-01-00 *Greater Kankakee Airport
Kankakee, Illinois
CDB Proj # 546-006-001
Construct Army Aviation Support Facility and
Readiness Center
Scope of Site Stabilization*

Dear Kevin:

Professional Services Industries, Inc. (PSI) completed a geotechnical engineering study for the referenced project. A report summarizing PSI's findings including laboratory data for use in the design of foundation systems and pavement section for the proposed development was submitted on October 12, 2011. PSI's investigation total of thirty (30) borings were taken in two phases between May and August of 2011.

Within the site preparation recommendations, the geotechnical report concluded that the on-site existing non-organic fill and natural soils should be suitable for use as engineered fill. The report indicated that the existing soils could potentially be sensitive to increases in moisture content during construction activities and that the stability of the soils including any stabilization or undercut required would be directly related to the moisture condition at the time of construction. In the geotechnical recommendations, the report stated "some soil instability may be encountered." PSI also recommended that moisture content control would be required to achieve the recommended degree of compaction. The report noted, "should large areas be encountered that cannot be stabilized by minimal undercuts or conventional disking and aeration techniques, it may be necessary to use a geotextile fabric and crushed stone to stabilize the subgrade or to utilize calciment of hydrated lime stabilization or Portland Cement for granular soil." The report did not identify specific areas that would require stabilization or undercut.

Crawford, Murphy & Tilly

Centered in Value

550 N Commons Drive Suite 116 Aurora, Illinois 60504 PHONE 630.820.1022 FAX 630.820.0350 cmtengr.com Engineers and Consultants

The report did identify an area of "undocumented fill" that would require removal to approximately 2' below subgrade, replacement and compaction in lifts. The undocumented fill is acceptable for reuse as engineered fill provided it is placed and compacted. The removal of the "undocumented fill" identified in the geotechnical report was included within the bid documents.

Recent projects at the Greater Kankakee Airport have required minimal undercut for stabilization. Based on engineering judgement, recent project experience and the recommendations of the geotechnical report, when preparing the final opinion of probable construction costs for the site, \$104,000 was included for potential stabilization efforts. Depending on the type of stabilization constructed, this assumed that in a contractor's bid after review of the geotechnical data provided in the bid documents, that provisions would be included to stabilize between 15 and 25% of the apron and parking pavement areas. As the geotechnical report did not conclusively establish specific locations and type of stabilization required, the following was included in Section 31 05 16 the project specifications to accommodate any areas requiring stabilization:

Continual failure areas shall be stabilized. Stabilization limits, method and construction shall be determined by the Contractor's Testing Agency to establish a uniform, smooth, stable subgrade complying with the requirements specified herein. Means and methods for obtaining satisfactory stabilization shall be the Contractor's sole responsibility in consultation with and in accordance with the recommendations of the Contractor's Testing Agency. The Contractor shall provide all required testing and construction including labor, materials and equipment required to meet the requirements specified herein at no additional cost to the Owner.

No identification of the area associated with the \$104,000 included within the site opinion of probable cost requiring possible stabilization was shown on the plans as numerous factors outside the design professional's direct control would establish the actual limits, if any, requiring stabilization. Items outside the design professional's direct control include: weather and moisture conditions encountered at the time of construction; time of year that construction would occur; and, contractor's means and methods for dewatering the site per the specifications including mitigation of standing water within the limits of excavation. The approved bid documents placed the responsibility for establishing means and methods for potential stabilization and determination of cost on the contractor based on review of the soil borings, geotechnical information and interpretation of the data based on their own judgment. A meeting was held with PSI to review the specifications and plans to allow the geotechnical engineer the opportunity to review the proposed design with respect to the recommendations of the geotechnical investigation.

PSI has confirmed that the soil types observed by ECS Midwest is reasonably consistent with the geotechnical investigation. The soil boring program and geotechnical investigation by PSI was conducted between May and August of 2011. According to the historical weather data, monthly rainfall at the Greater Kankakee Airport in May, June and July of 2011 was 2.57", 3.41" and 1.14". As previously documented in the contractor's letter, the National Weather Service reported over 17" of rain in June of 2015.

To provide a separation layer and additional stability between the proposed pavement section and the subgrade, Section 31 11 23 of the Specifications included the installation of a geotextile fabric for ground stabilization per Section 210 of the Illinois Department of Transportation, Division of Highways

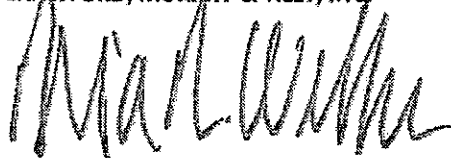
Mr. Kevin S. Schnebly
Page 3

specifications prior to placement of the crushed aggregate base course for the proposed apron and POV
pavement sections.

If you have any questions or require additional information, please contact our office.

Sincerely,

CRAWFORD, MURPHY & TILLY, INC.

A handwritten signature in dark ink, appearing to read "Brian R. Welker", written over the company name.

Brian R. Welker, P.E.

Vice President



September 3, 2015

Crawford, Murphy & Tilly, Inc.
550 North Commons Drive, Suite 116
Aurora, IL 60504

Attn: Mr. D. Kyle Peabody, P.E.
Project Engineer

Re: **Response to GSCC CX 49**
Proposed Army Aviation Support Facility and Readiness Center
Illinois Army National Guard
Greater Kankakee Airport
Kankakee, Illinois
PSI Project No. 0046285-2

Dear Mr. Peabody:

PSI has reviewed the documents included in the email from Crawford, Murphy, & Tilly (CMT) on 8/31/15. The email included the Change Order from the Contractor, George Sollitt, GSCC CX 49 dated 8/24/15. This document included:

- Letters from ECS dated 8/6/15, 8/11/15, and 8/25/15
- ECS Field Reports of 7/31/15 and 8/11/15 with associated photos
- Field Compaction Reports w/ associated Proctor Curves

The aforementioned data and observations provided by ECS are consistent with the findings contained in the PSI Geotechnical Engineering Services Reports dated 6/22/11 and 10/12/11. ECS indicated that the subgrade soils are moisture sensitive and are currently wet and saturated. In addition, they have inadequate subgrade support. This was exhibited by the deep tire ruts from the proofroll. The high groundwater level and moisture sensitivity of the upper subgrade soils was noted throughout the PSI Geotechnical Reports. The Equipment Mobility Section on Page 6 (6/22/11 Report) discussed the presence of soils that are highly sensitive to moisture content increases. This section also indicated the need for stabilization measures, namely, geotextile/geogrid and crushed stone or chemical stabilization, should large areas of unstable subgrade be encountered. The Site Preparation Section on Page 7 of the Geotechnical Report and the Construction Considerations Section on Page No. 16 further reiterated the moisture sensitive nature of the soils and possible need for stabilization measures.

The soil types noted by ECS Midwest in the letter of 8/24/15 indicate silty or clayey fine to medium sands in the POV and Apron areas. Although elevations were not provided, these soil types are generally consistent with the upper soils described in the PSI Geotechnical Report (Borings C-1, C-2, C-4, C-5, and C-8) for the subject areas. The stabilization measures promulgated by ECS Midwest are also consistent with those included in the PSI Geotechnical Report.

PSI reviewed the compaction density report of 8/24/15 issued by ECS Midwest. PSI noted that multiple tests were performed where the insitu moisture content was ± 1 % of the optimum moisture content (11.5%) but the in place density was well below the specified compaction.

Response to GSCC CX 49
AASF & RC, Greater Kankakee Airport, Kankakee, IL
PSI Project No. 0046285
September 3, 2015

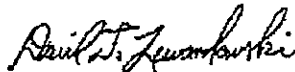
Based upon this, it appears that the soil represented in the Standard Proctor test differs from the soil tested in the field. Based on the soil borings performed by PSI, the surficial soils differ by boring location. It should be noted that the results of ECS's grain size analysis tests on the existing pavement subgrade soils indicated the soils consist of silty and clayey sands. Soils with a high sand content (and low fines) may be able to be scarified, dried, and compacted in lieu of the stabilization measures described above.

PSI noted the observation of ponding water made by CMT (8/28/15). The accumulation of water in the photograph indicates that the subgrade in the subject area was not graded to promote surface drainage. This standing water can result in unstable subgrade even in areas of previously compacted soils. PSI recommends that the site grading be performed so as to limit, to the extent possible, surface water from ponding on the subgrade soils within the pavement areas. As noted above, these soils are highly moisture sensitive and will become unstable if allowed to become wet or saturated, even if they were previously compacted to meet project specifications.

In the event the soil borings and laboratory testing were performed at present day (assuming construction had not started), the moisture contents of the soils may differ from the results in 2011. However, the soil types and basic recommendations/considerations included in the PSI Geotechnical Reports (6/22/11 and 10/12/11) would remain valid. The moisture sensitive nature of the insitu soils, the shallow water table, and the possible need for stabilization measures would be included in the final report.

PSI appreciates the opportunity to offer its services to your project. Should you have any questions, please contact the PSI office in Hillside, Illinois (708-236-0720).

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.



David T. Lewandowski, P.E.
Project Engineer



David L. Sawicki, CPG, PG
Department Manager
Environmental and Geotechnical Services



David M. Barndt
Senior Vice President



THE GEORGE SOLLITT CONSTRUCTION COMPANY

GENERAL CONTRACTORS

CONSTRUCTION MANAGERS

CHICAGO

August 28, 2015

Mr. Leonard Debickero
Bailey Edwards Design, Inc.
35 E. Upper Wacker Drive, # 2800
Chicago, IL 60601

Reference: CDB Project No: 546-006-001
CDB Contract No: 15-0490-41
GSCC Project C14018
Kankakee Army Aviation Support Facility & Readiness Center
Kankakee, Illinois 60901-7064

Subject: CX 49 – Notice of Delays Rain Events – Proposed Solutions

Dear Leonard,

Our as planned approach to dealing with the POV parking lot & the Apron work was to wait for dry summer weather to lower the water table and subsequently dry out the subsurface soils to allow the POV parking lot & Apron work to be completed this year. As the end of August approaches, the significant rains we have encountered in June & July have not allowed the soils to dry out. As referenced in our notice of delays dated July 23, 2015 we cannot proceed with the work.

ECS Midwest, LLC performed a proof roll for the POV parking lot and Apron on July 31, 2015 and performed a second proof roll for the Apron on August 11, 2015. The ECS field report indicates that both subgrade areas failed. On August 20 & 21, 2015 ECS performed density tests using the nuclear test method. Please see ECS report dated August 24, 2015 confirming low strength and moisture sensitive soils.

ECS Midwest, LLC report dated August 6, 2015 and August 27, 2015 outlines two options on how to proceed with the construction of the site excavation for the paved areas in relation to the saturated soil conditions.

Option # 1: Undercut to approximately 1 1/2 foot below design subgrade, place nonwoven 8 ounce fabric, place PGE in 9" lifts. The excavated soils would be left on site relocated to the future berm. The cost associated with this option would be time and material not to exceed amount of \$ 1,661,843.63. This is for the POV parking lot and the Apron only.

Option # 2: Hydrated lime and Portland Cement stabilization for the POV parking lot and Apron respectively. Due to the constraints outlined in ECS report the Apron area will need a temporary aggregate road to be installed and relocated as the Apron is being constructed. Please see the attached sequencing plan. This has generated additional concrete pours and preparation due to having to place concrete via conveyor or pumping in lieu of direct dumping from the concrete trucks. Please find attached the planned construction schedule.

In reference to the MOV paved areas, the infrastructure is currently being installed so the proof rolls cannot be performed until spring 2016. Currently the visual inspections indicate that stabilization most likely will be required and due to the precedent set for stabilization required for the building pad and the above mentioned paved areas we have included a cost to stabilize the MOV paved areas. The cost associated with this option would be on a time and material not to exceed amount of \$1,173,657.00.

GSCC is requesting a proceed order be issued for option # 2 as it is the most cost effective method. We need to be able to have access to the paved areas to complete not only the areas in question but the construction of the building itself as we cannot get cranes and equipment in proximity to the building to construct it which could have a negative impact on the substantial completion date.

Very truly yours,

THE GEORGE SOLLITT CONSTRUCTION CO.

By 
Henry B. Ryan III, Senior Project Manager

Enclosure

cc: Leonard Debickero, Bailey Edward
Tom Baker, GSCC
Kyle Blumhorst, DMAIL

C14018/HR/HR/cxfolder

THE GEORGE SOLLITT CONSTRUCTION CO.

PAGE NO. 1 OF 1

CX Proposal

PROJECT: KAASF & RC

SOLLITT PROJECT NO. C14018

CX NO. 49

DATE: 08/07/15

DESCRIPTION OF CHANGE: Undercut 18", Fabric, PGE

Subcontractor	Work	Amount
Alessio & Sons	Excavate soils to subgrade, place fabric & PGE	\$ 1,896,677
	Leave soils on site @ future berm	\$ (357,679)
SUBTOTAL		\$ 1,538,998
SUBTOTAL OF SOLLITT WORK FROM PAGE 2		\$
SUBTOTAL		\$ 1,538,998
BOND		\$ 14,005
INSURANCE		\$ 14,774
SUBTOTAL		\$ 1,567,777
PROFIT & OVERHEAD 6 %		\$ 94,067
TOTAL		\$ 1,661,844

Time:

X The work outlined in this proposal does not affect the Contract Completion Date.

The work outlined in this proposal affects the Contract Completion Date as follows:

The Contract Completion Date must be extended Calendar Days

An equitable extension to the Contract Completion Date must be considered at a later date

The pricing included in this proposal is effective for 30 days.

Begue, Sandy

From: Kevin S. Schnebly, CDT, LEED AP <kschnebly@baileyedward.com>
Sent: Tuesday, September 01, 2015 1:18 PM
To: Wright, Ron; Bauer, Andrea; Haq, Mohammed; Holan, Craig A LTC USARMY NG ILARNG (US); Blumhorst, Kyle W NFG NG ILARNG (US); david.m.helfrich.mil@mail.mil
Cc: Robin Whitehurst, AIA, LEED AP, NCARB; Ellen Dickson, AIA, ALA, LEED AP, NCARB, NCIDQ; Leonard Debickero, AIA; Nick Klever; Welker, Brian; Peabody, Kyle; Mattingly, Lisa
Subject: Re: 546-006-001 Kankakee AASF and Readiness Center CX49 Letter of Recommendation

Ron,

We are working towards providing you with the requested documents and responses by no later than the end of business on Thursday September 3rd. We will provide you with any updates as they become available.

Kevin S. Schnebly, CDT, LEED AP

Associate

t 217.963.8375 x1968

d 217.966.1968

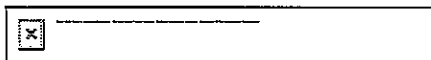
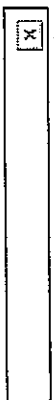
f 312.440.2303

www.baileyedward.com

kschnebly@baileyedward.com

1103 South Mattis Ave

Champaign, IL 61821-4629



From: Wright, Ron <Ron.Wright@Illinois.gov>
Sent: Tuesday, September 1, 2015 11:33 AM
To: Kevin S. Schnebly, CDT, LEED AP; Bauer, Andrea; Haq, Mohammed; Holan, Craig A LTC USARMY NG ILARNG (US); Blumhorst, Kyle W NFG NG ILARNG (US); david.m.helfrich.mil@mail.mil
Cc: Robin Whitehurst, AIA, LEED AP, NCARB; Ellen Dickson, AIA, ALA, LEED AP, NCARB, NCIDQ; Leonard Debickero, AIA; Nick Klever; Welker, Brian; Peabody, Kyle; Mattingly, Lisa
Subject: RE: 546-006-001 Kankakee AASF and Readiness Center CX49 Letter of Recommendation

Yes it does help and thank you.

I need to get copies of all soil samples reports to my office asap. All design and construction phase soil sampling with CMT review comments on PSI testing. Team, this is a serious issue and we need your help to clearly define our issue and the steps taken to review the soil before we can go to an oversight board and procurement office, I need specific

details. Our CDB/DMA owner team also needs to know if any specification were written to ask the contractor to take specific actions. And be specific and what to specific areas.

I hope to see these by EOB Thursday as our time is very short if we decide to take this to the Sept. board.

Thanks, Ron

Ron Wright, Construction Administrator
Capital Development Board
401 South Spring Street, 3rd Floor
William G. Stratton Building
Springfield, Illinois 62706
Phone: 217-782-8532
Cell: 217-836-2629
Fax: 217-524-4208
Email: ron.wright@illinois.gov

From: Kevin S. Schnebly, CDT, LEED AP [mailto:kschnebly@baileyedward.com]

Sent: Tuesday, September 01, 2015 10:27 AM

To: Wright, Ron; Bauer, Andrea; Haq, Mohammed; Holan, Craig A LTC USARMY NG ILARNG (US); Blumhorst, Kyle W NFG NG ILARNG (US); david.m.helfrich.mil@mail.mil

Cc: Robin Whitehurst, AIA, LEED AP, NCARB; Ellen Dickson, AIA, ALA, LEED AP, NCARB, NCIDQ; Leonard Debickero, AIA; Nick Klever; Welker, Brian; Peabody, Kyle

Subject: Re: 546-006-001 Kankakee AASF and Readiness Center CX49 Letter of Recommendation

Ron,

The site has been part of the larger discussion as early as October of 2014 when elevated water levels were noted by GSCC. Since the paving work was always scheduled as a Fall 2015 activity a decision was made to allow the site to naturally lower the water levels allowing the materials to reach their optimum moisture content. Site activities were ongoing, weather permitting, throughout May 2015 in preparation of testing the paved area subgrade for stability per the Contract Specifications. As late as June 2nd 2015 it was GSCC's plan to have the proof rolls performed and further site operation begin. As was documented in CX49, the month of June experienced unseasonably heavy rainfalls putting a halt on all site progress. On June 9th 2015 during the weekly progress meeting GSCC indicated that stabilization of the parking lots may be necessary. At this time, site subgrade preparation had not been completed due to weather and the performance of a proof roll to determine suitability of the subgrade materials could not be determined. It took until mid July for site operations to again able to begin. On July 23rd, 2015 GSCC provides CX49 requesting additional time due to rain and states that site subgrade stability was a concern and they outlined three potential options. These options did not include the technical backup or pricing. Bailey Edward informed GSCC that we need to have documentation identifying that the proof rolls had been performed and full reports provided for review. Proof rolls were performed on August 7th and August 11th. The results of these tests were failing subgrade. Formal documentation was received and reviewed by BE and CMT between August 12th and August 17th. A meeting was scheduled to discuss the efforts of site preparation to date and to review the proposed solutions. On August 25th the details associated with CX49 were discussed in the weekly progress meeting in full detail. BE provided further notification to David Helfrich and yourself. I hope this provides sufficient clarity of the events to date.

CX49 has increased from previously submitted versions. This is due to potential areas of future stabilization in the MOV not be included in the prior CX49 proposal. During the final review of the scope for CX49 it was noted that the MOV lot was not included in the price for stabilization. GSCC had not included this work in CX49 since there is a possibility that this area may not require the stabilization and is not currently on the critical path for enclosing the building. They had anticipated reviewing this matter in the Spring of 2015 when the work will be performed. In order to address the site stabilization issues in their entirety, Bailey Edward feels that CX49 should include all potential stabilization areas that may be needed. Since the MOV could require the stabilization GSCC has added that scope to CX49 which has increased the overall cost. If it is determined that those areas are acceptable without stabilization then no additional cost will be billed to the T&M Change Order. Please review the attached documents and let us know when you would like to discuss this matter further.

Sincerely,

Robin Whitehurst, Principal

Subject: Single Bid Award

Project History:

The scope of work for CDB Project No. 546-135-013 entitled Upgrade Mechanical Systems, Freeport Illinois National Guard Armory, provides for upgrading the HVAC system including controls and associated electrical system upgrades; upgrading the kitchen's fire suppression system; and installing a geothermal field with related site work. Ancillary masonry, structural steel and roofing work is also required.

Bids were received on August 27, 2015 for the General Work. *Note: This is the first bidding of the work.*

Requested Action:

Two (2) general contractors held drawings for bidding of this work. The A/E contacted nineteen (19) general contractors attempting to generate interest in the project and to ensure that there would be a good number of contractors bidding. In their discussions fifteen (15) of the contractors stated that they were interested. One of the contractors that actually held plans decided that they were not going to bid, but did not provide a reason.

Architect/Engineer: Hanson Professional Services, Inc.
6775 Fincham Drive
Rockford, IL. 61108

Phone: 815-398-4600

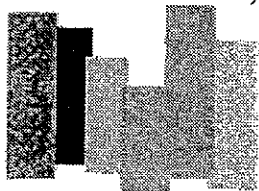
<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Assigned Contractor - General	\$355,450.00	\$164,336.36	+116.2%
TOTAL	\$355,450.00	\$164,336.36	+116.2%

The A/E and CDB recommends that the award be made to:

Winter Construction, Inc.
1840 S. Walnut Ave.
Freeport, IL. 61032

General Trade

State of Illinois
BRUCE RAUNER, GOVERNOR



CAPITAL
Development
BOARD

Building a Better Illinois

Jodi Golden, Executive Director

BOARD MEMBERS

August 31, 2015

James Reilly,
Chairman

To: Kirk Fernandes-RM

Glyn Ramage

From: Tim Dietz-PM

Stewart Muñoz

Subject: CDB#546-135-013 Upgrade Mechanical Systems
Freeport Armory, Stephenson County
Single General Bid-Winter Construction
Single Electrical Bid-Loescher

Miles Beatty, III

William Lowry, Sr.

Steve Orlando

This memo is being sent as written follow up to our previous discussions concerning the single General and Electrical bids received for the above referenced project. As you will see in reviewing the attached correspondence, the A/E and I made all reasonable efforts to make prospective bidders aware of this project. A total of 54 contractors were contacted and made aware of the project. Despite those efforts, we ultimately received single bids for both the General and Electrical trades. While the General bid alone is considerably higher than the A/E's estimate and exceeds the 150% threshold, the total of all apparent low bids is less than the A/E's overall construction estimate. The single Electrical bid received was well under the A/E estimate and the total of all "apparent low" bids are within the DMA's available funds for construction.

Wm. G. Stratton Building
401 South Spring Street
Third Floor
Springfield, Illinois
62706-4050

James R. Thompson Center
100 West Randolph Street
Suite 14-600
Chicago, Illinois
60601-3283

Dunn-Richmond Economic
Development Center
1740 Innovation Drive
Suite 258
Carbondale, Illinois
62903-6102

IDOT District 3 Headquarters
700 East Norris Drive
Second Floor
Ottawa, Illinois
61350-0697

East St. Louis
Community College Center
601 James R. Thompson Blvd.
Building B, Suite 1025
East St. Louis, Illinois
62201-1129

This project involves lapsing Federal funds and is on a very tight time line for award. Considering the efforts made, the fact that bids as a whole are within budget, and the constricted timeline we have in which to award, I feel it is in the States best interest to accept both the single General and Electrical bids as received. I feel all reasonable efforts have been made to solicit multiple bids and that there would be no appreciable benefit to rebidding. I therefore concur with the A/E's recommendation that the single bids be accepted.

If you would like to discuss any of this in more detail, please contact me.

217.782.2864
217.524.0565 FAX
217.524.4449 TTD
www.illinois.gov/cdb



Hanson Professional Services Inc.
1525 South Sixth Street
Springfield, IL 62703
(217) 788-2450
Fax: (217) 788-2508
www.hanson-inc.com

August 31, 2015

Mr. Tim Dietz, Project Manager
IL Capital Development Board (CDB)

Dixon Correctional Center
Building One, Room 141
2600 Brinton Ave.
Dixon, IL 61021

RE: Freeport Armory - Upgrade Mechanical Systems
Freeport, IL, Stephenson County
CDB Project No. 546-135-013
Hanson No. 14D0020
Bid Recommendation

Dear Mr. Dietz:

Hanson Professional Services Inc. (Hanson) is providing this letter in response to the bid results for the subject project. Please refer to our letter dated August 27, 2015 summarizing the bid results for each trade, addressing the number of bids received and stating our opinion as to the difference in the A/E's opinion of cost versus the bid values received.

It is our recommendation that CDB and the Using Agency (Department of Military Affairs) proceed with award of the project to the apparent low bid trade contractors despite the single electrical and general contractor bids. All reasonable efforts were made to advertise the project and solicit bids from multiple trade contractors. The Using Agency needs to award the project prior to the end of the Federal fiscal year (September 30, 2015) or risk losing the available funds. It is therefore in the best interest of the Using Agency and the CDB to proceed to award, in Hanson's opinion.

Should you have any questions, please contact me at (217) 747-9230.

Sincerely,
Hanson Professional Services Inc.

Michael W. Flatt, PE, SE, PMP, LEED AP

cc: Charles Evans/DMA
via e-mail: charles.w.evans.nfg@mail.mil



Hanson Professional Services Inc.
1525 South Sixth Street
Springfield, IL 62703
(217) 788-2450
Fax: (217) 788-2503
www.hanson-inc.com

August 28, 2015

Mr. Tim Dietz, Project Manager
IL Capital Development Board

Dixon Correctional Center
Building One, Room 141
2600 Brinton Ave.
Dixon, IL 61021

RE: Freeport Armory - Upgrade Mechanical Systems
Freeport, IL, Stephenson County
CDB Project No. 546-135-013
Hanson No. 14D0020
Bid Results

Dear Mr. Dietz:

Hanson Professional Services Inc. (Hanson) is providing this letter in response to the bid results for the subject project. The bid tabulation is as follows with the apparent low bidder's offer in bold font. There were no alternate bids.

	Loescher Heating & Air Conditioning Co.	Mechanical, Inc.	Winter Construction Inc.	A/E Opinion of Cost/PPCB	PPCB % Deviation From Apparent Low
Heating (Coordinating)	568,000	640,000		636,858	+12.1%
Ventilating (Assigned)	322,000	307,000		425,456	+38.6%
Plumbing (Assigned)	86,000	65,000		75,946	+16.8%
Electrical (Assigned)	168,000			183,961	+9.5%
General (Assigned)			355,450	164,337	-53.8%

The funds available for construction are \$1,500,000. The sum of the apparent low bids is \$1,463,450. Each of the apparent low bidders was contacted by telephone to confirm they are comfortable with their bid prior to proceeding and there were no withdrawal requests made (Loescher/Shawn Lane; Mechanical Inc./Jesse Arnt; Winter/Phil Copus).

As Winter Construction's bid was over twice the PPCB, it was reviewed in more detail as noted below where the majority of the cost difference is identified. Winter offered to review their schedule of values in relation to the A/E's PPCB and investigate value engineering options if this is desirable to CDB and the Using Agency. They further noted that their unit prices, based on prior Using Agency facility work experiences and cleanliness expectations, all include significant dust and debris control and cleanup costs within each space of the occupied facility.

- Structural
 - 7 total tons of fabricated and installed steel including masonry lintels (~\$18,000).
- Architectural
 - A ceiling tile vendor inquiry reported a higher unit price based on current market conditions than was utilized in the A/E PPCB. Winter reports an even greater difference citing high material cost (~\$48,000).
 - Gypsum ceiling removal and replacement (~\$13,000).
 - Painting (~\$19,000).
 - Fire stopping was included with other trade contractor unit prices in A/E's PPCB (~\$15,000).
 - Masonry openings and infill (~\$29,000).
 - Roof patching including metal deck (~\$37,000).
- Confirmed Division 31 and 32 work is part of Heating bid as stated in the specifications.
- Confirmed Heating Contractor is the Coordinating Contractor.
- Confirmed the G-101 Phasing Plan was reviewed.

Hanson contacted many potential bidders from each trade prior to the bid (54 total), recorded their interest in bidding, and subsequently inquired prior to the bids being due if they would be submitting. Only two responses to the follow-up inquiry were received. The list of potential bidders contacted is attached for reference. This information, as well as the plan holder lists and plan room viewing activity, was shared with CDB (Tim Dietz) throughout the bidding period. Lack of interest and/or competition in bidding this project may be due to the following: small overall project size, project location, geothermal system component, concern regarding funding and the State of Illinois' financial status, and compliance with CDB and Using Agency's administrative and contracting requirements.

Hanson utilized 2015 RS Means construction cost data, vendor provided cost values and excluded the 10% contingency due to Federal funding while preparing the opinion of probable construction cost/PPCB. Alternates providing complete and functional systems were considered and found not to be feasible within the work scope and funding available for construction. Hanson attributes the variation between trade bids and the A/E's opinion of cost/PPCB to be affected by:

- The Heating contract VRF system selected by the contractor (per Addendum 2 notification) was LG; Hanson's PPCB was based upon Daikin, a more prominent and more expensive equipment manufacturer,
- variations in well drilling subcontractor bids as is common on geothermal systems,
- the current bidding environment and unique attributes of each contractor including individual contractor assessment of the project work scope and project location; all bidders are from Freeport and there was lack of competition/interested bidders,
 - in particular the General bid appears to be affected by lack of competition,
- the relatively small project size may have reduced the number of interested bidders,
- familiarity, or lack thereof, with working on Capital Development Board projects,

- and familiarity, or lack thereof, with working with the Department of Military Affairs considering the facility will be occupied during construction.

Should you have any questions, please contact me at (217) 747-9230.

Sincerely,
Hanson Professional Services Inc.



Michael W. Flatt, PE, SE, PMP, LEED AP

cc: Charles Evans/DMA
via e-mail: charles.w.evans.nfg@mail.mil

Attachment: Potential Bidders List

14DE020 Freepport Armory - Potential Bidders Called 7/23/15

Contact	Company	City/State	Phone	E-mail	Work	Interested	Reason
1 Pat	Austin Electric	Joliet, IL	(815) 784-1447	estimating@austinelectrical.net		E	Yes
2 Jorge Castellon	DND Electric Inc.	Aurora, IL	(630) 585-0933	castellon@dndelectric.com		E	Yes
3 Barry	Davenport Electric Contract Co.	Davenport, IA	(563) 326-6475	barry@davenportelectric.com		E	Yes
4 E. Patz	J. W. Koebler Electric, Inc.	Davenport, IA	(563) 559-0029	epatz@jwkoebler.com		E	Yes
5 Kevin	McGinn & McGinn Inc.	Stirling, IL	(815) 625-5949	kevin@mcginn-electric.com		E	Yes
6 D. Rudyer	Ruder Electric, Inc.	Kankakee, IL	(815) 837-8669	druder@ruderelectric.com		E	Yes
7 John Larson	Special Power Inc.	Rockford, IL	(815) 962-1230	john@specialpower.com		E	Yes
8 Tom	Timm Electric Inc.	Joliet, IL	(815) 723-4501	tom@timmelectric.com		E	Yes
9	Tri-City Electric Company of Iowa	Davenport, IA	(563) 322-7161	bid@tricityelectric.com		E	Yes
10 J.L. Keener	Bush Construction Co. Inc.	Davenport, IA	(563) 344-3781	j.keener@bushconstruct.com		GC	Yes
11	Cord Construction Co.	Rockford, IL	(815) 365-6630	cordmiller@cordconstruction.com		GC	Yes
12 Chris Luke	D.J. Slickley Construction Co. Inc.	Peru, IL	(815) 224-6516	cluke@djshickley.com		GC	Yes
13 Dave	Hein Construction Co. Inc.	Galesburg, IL	(309) 681-4774	dave@heinconstruction.com		GC	Yes
14 Dan Pepin	Heritage Development & Const. Co.	Kankakee, IL	(815) 932-0151	dpepin@hdcen.com		GC	Yes
15 Pete Lindblad	Lindblad Construction Co. of Joliet	Joliet, IL	(815) 726-6251	pete@lindbladconstruction.com		GC	Yes
16	Northern H. Service Co.	Rockford, IL	(815) 874-4423	estimating@northernhillservice.com		GC	Yes
17 Mary Kilburg	Russell Construction Co. Inc.	Davenport, IA	(563) 459-4600	kilburg@russellco.com		GC	Yes
18 Steve Crouch	Scendrell Construction Co.	Rockford, IL	(815) 962-4037	steve.crouch@scendrellconstruction.com		GC	Yes
19 Steve	Schmeling Construction Co.	Rockford, IL	(815) 398-7800	steve@schmelingconstruction.com		GC	Yes
20 Amber	Sjostrom & Sons Inc.	Rockford, IL	(815) 316-3654	phone call - gave her Springfield Reprographics Info		GC	Yes
21 Jeff Bockhop	Stenstrom General Contractor	Rockford, IL	(815) 398-2420	jeffb@stenstrom.com		GC	Yes
22 Terame Coket	United Contractors Midwest Inc.	Galesburg, IL	(309) 342-4155	terame.coket@ucmwi.biz		GC	Yes
23 Julie Andersen	Valley Construction co.	Rock Island, IL	(309) 287-0292	janderson@valleyconstruction.com		GC	Yes
24 P. Copuz	Winter Construction Inc.	Freeport, IL	(815) 235-1234	pcopuz@winterconstruction.com		GC	Yes
25 Heather Lendin	Miller Engineering Co.	Rockford, IL	(815) 363-4576	hlendin@meeegroup.com		H	Yes
26 Bill Kluchner	Alpha Controls & Services	Rockford, IL	(815) 227-3000	billk@alphac.com		H/V	Yes
27 S. Maynard	Crawford Heating & Cooling Co.	Rock Island, IL	(309) 788-4573	smaynard@crawford-company.com		H/V	Yes
28	Cryer & Olson Mechanical Inc.	Joliet, IL	(815) 723-1332	cryerolson@aol.com		H/V	Yes
29 D. Mansel	DeKala Mechanical Inc.	DeKalb, IL	(815) 756-6528	dmansel@dekalmmechanical.com		H/V	Yes
30	Ellis & Maichun Roofing & Sheet Metal	Joliet, IL	(815) 727-2629	info@ellismaichun.com		H/V	Yes
31 Dan Reynolds	Everest Energy & Control Tech.	Naperville, IL	(630) 369-7100	dcreynolds@everestECT.com		H/V	Yes
32 Bill Lozier	Mechanical Service of Galesburg Inc.	Galesburg, IL	(309) 342-8135	blozier@msogale.com		H/V	Yes
33 Jesse Arodt	Mechanical Inc.	Rockford, IL	(815) 398-1973	jaro@mtmchline.com		H/V	Yes
34 Brian Larson	Ragan Mechanical Inc.	Davenport, IA	(563) 326-6224	blarson@raganmechanical.com		H/V	Yes

K:\Jobs\14DE020\Admin\01-Project Management\Potential Bidders.xlsx









Contact	Company	City/State	Phone	E-mail	Work	Interested	Reason
1 Pat	Austin Electric	Joliet, IL	(815) 744-1447	estimating@austinelectrical.net	E	Yes	
2 Jorge Castellon	DND Electric Inc.	Aurora, IL	(630) 585-0933	castellon@dndelectric.com	E	Yes	
3 Barry	Davenport Electric Contract Co.	Davenport, IA	(563) 316-6475	barry@davenportelectric.com	E	Yes	
4 E. Patc	J.W. Koehler Electric, Inc.	Davenport, IA	(563) 559-0029	epate@jwkoehler.com	E	Yes	
5 Kevin	McGinn & McGinn Inc.	Sterling, IL	(815) 625-5949	kwinn@mcginnelctric.com	E	Yes	
6 D. Ruder	Ruder Electric, Inc.	Kankakee, IL	(815) 932-8660	druder@ruderelectric.com	E	Yes	
7 John Larson	Special Power Inc.	Rockford, IL	(815) 962-1210	john@specialpower.com	E	Yes	
8 Tom	Timm Electric Inc.	Joliet, IL	(815) 723-4501	tom@timmelctric.com	E	Yes	
9	Tri-City Electric Company of Iowa	Davenport, IA	(563) 312-7181	bid@tricityelctric.com	E	Yes	
10 J.L. Keener	Bush Construction Co. Inc.	Davenport, IA	(563) 344-3791	j.keener@bushconstruction.com	GC	Yes	
11	Cord Construction Co.	Rockford, IL	(815) 965-6630	erdmier@cordconstruction.com	GC	Yes	
12 Chris Luke	D.J. Sickley Construction Co. Inc.	Peru, IL	(815) 224-8516	cluke@dsickley.com	GC	Yes	
13 Dave	Hein Construction Co. Inc.	Galesburg, IL	(309) 691-4774	dave@heinconstruction.com	GC	Yes	
14 Dan Pepin	Heritage Development & Const. Co.	Kankakee, IL	(815) 932-0151	dan@hdcce.com	GC	Yes	
15 Pete Lindblad	Lindblad Construction Co. of Joliet	Joliet, IL	(815) 726-6251	pete@lindbladconstruction.com	GC	Yes	
16	Northern IL Service Co.	Rockford, IL	(815) 874-4422	estimating@northillinoiservice.com	GC	Yes	
17 Mary Kilburg	Russell Construction Co. Inc.	Davenport, IA	(563) 459-4600	kilburg@russellco.com	GC	Yes	
18 Steve Crouch	Scandoll Construction Co.	Rockford, IL	(815) 961-4037	steve.crouch@scandollconstruction.com	GC	Yes	
19 Steve	Schmelling Construction Co.	Rockford, IL	(815) 398-7800	steves@schmellingconstruction.com	GC	Yes	
20 Amber	Sjostrom & Sons Inc.	Rockford, IL	(815) 316-3654	phone call - gave her Springfield Reprographics info	GC	Yes	
21 Jeff Bockhop	Stenstrom General Contractor	Rockford, IL	(815) 398-2420	jeff@stnstrom.com	GC	Yes	
22 Jerame Cokel	United Contractors Midwest Inc.	Galesburg, IL	(309) 342-4155	jerame.cokel@ucm.biz	GC	Yes	
23 Julie Andersen	Valley Construction co.	Rock Island, IL	(309) 787-0292	janderson@valleyconstruction.com	GC	Yes	
24 P. Copus	Winter Construction Inc.	Freeport, IL	(815) 235-1234	pcopus@winterconstruction.com	GC	Yes	
25 Heather Lendin	Miller Engineering Co.	Rockford, IL	(815) 963-4878	hlendin@medgroup.com	H	Yes	
26 Bill Kushner	Alpha Controls & Services	Rockford, IL	(815) 217-4000	bill@alphac.com	H/N	Yes	
27 J. Maynard	Crawford Heating & Cooling Co.	Rock Island, IL	(309) 788-4573	jmaynard@crawford-company.com	H/N	Yes	
28	Cryer & Olsen Mechanical Inc.	Joliet, IL	(815) 723-1332	cyerolsen@aol.com	H/N	Yes	
29 D. Harsol	DeKalb Mechanical Inc.	DeKalb, IL	(815) 756-6528	dharsol@dekalbmecanical.com	H/N	Yes	
30	Elens & Malchin Roofing & Sheet Metal	Joliet, IL	(815) 727-2689	info@emroofing.com	H/N	Yes	
31 Dan Reynolds	Exorest Energy & Control Tech	Naperville, IL	(630) 369-7100	dreyrolids@everestECT.com	H/N	Yes	
32 Bill Lotzer	Mechanical Service of Galesburg Inc.	Galesburg, IL	(309) 342-8136	lotzer@relvotmsi.com	H/N	Yes	
33 Jesse Arndt	Mechanical Inc.	Rockford, IL	(815) 398-1973	landt@mechinc.com	H/N	Yes	
34 Brian Larson	Ragan Mechanical Inc.	Davenport, IA	(563) 326-6224	blarson@raganmechanical.com	H/N	Yes	

1400020 Freeport Armory - Potential Bidders Called 7/21/15

Contact	Company	City/State	Phone	E-mail	Work	Interested	Reason
35 J. Duarte	Ryan & Associates Inc.	Davenport, IA	(563) 381-3914	rhianr@ryanrgrp.com	H/V	Yes	
36 Charlie Fox	The Luse Companies Inc.	Aurora, IL	(630) 862-2600	cfos@luse.com	H/V	Yes	
37 B. Ellert	Westside Mechanical Group Inc.	Naperville, IL	(630) 369-6690	beller@wsmech.com	H/V	Yes	
38 Greg Hill	Nelson Carlson Mech. Contractors Inc.	Rockford, IL	(815) 398-1910	ghill@nelsoncpk.com	P	Yes	
39	C. R. Leonard Plumbing & Heating	Joliet, IL	(815) 744-0793	leonardplumbing@aol.com	P/H	Yes	
40 R. Whittington	Glade Plumbing & Heating	Kankakee, IL	(815) 933-1796	rwhittington@gladep plumbing.com	P/H/V	Yes	
41	Ballard Electric Inc.	Rockford, IL	(815) 229-1800		E	No	Out of their area
42	Commercial Electronic Systems	Joliet, IL	(815) 207-7727		E	No	No answer no machine
43	Indicom Electric Co., LLC	Joliet, IL	(815) 726-7993		E	No	No answer no machine
44	Morse Electric Inc.	Freeport, IL	(815) 266-4242		E	No	Unavailable
45	EVS Construction	Aurora, IL	(630) 236-0315		GC	No	No longer in business
46	Irving Construction Co. Inc.	Dekalb, IL	(815) 756-8543		GC	No	Out of their area
47	Johnson-Downs Construction Inc.	Kankakee, IL	(815) 932-2136		GC	No	No answer no machine
48	P.T. Ferro Construction Co.	Joliet, IL	(815) 726-6284		GC	No	Out of their area
49	Cannonball Mechanical	Aurora, IL	(630) 896-4888		H/V	No	Out of their area
50	Holohan Heating & Sheet Metal Inc.	Kankakee, IL	(815) 932-7711		H/V	No	Out of their area
51	Johnson Controls Inc.	Rockford, IL	(847) 806-4488		H/V	No	No answer no machine
52	Precision Piping	Kankakee, IL	(815) 933-4027		P	No	Out of their area
53	Peter Perella & Co.	Joliet, IL	(815) 727-4526		P/H	No	Out of their area
54	P. Benbow Plumbing & Heating Co.	Galesburg, IL	(309) 343-2156		P/H/V	No	Out of their area

CDB # 546-135-013 - Freeport Armory

Plan holders called 8/19/15 by Faye Pace, Hanson Professional Services Inc.

<u>Company</u>	<u>Contact</u>	
 Troop Contracting, Inc. 648 Executive Dr. Willowbrook, IL 60527	Angie Koszyk Tel: 630-568-5252 Fax: angie@troopcontracting.com	Not Bidding – no reason given.
 Central Illinois Plan Room 1620 S. 5th Street Springfield, IL 62703	Krystle Tidyman Tel: 217-679-1077 Fax: 217-544-6570 plans@ciplanroom.com	Plan room.
 iSqFt Planroom 420 West Huron Street Chicago, IL 60654	David Durbin Tel: 800-364-2059 Fax: 866-570-8187 illinois@isqft.com ; ddurbin@isqft.com	Plan room.
 Commercial Mechanical Inc. 50 First Street Dunlap, IL 61525	Mady Shanine Tel: 309-243-7768 Fax: 309-243-9842 cmi@cmi.bz	Yes, bidding Heating and Plumbing.
 Winter Construction Inc. 1840 South Walnut Avenue Freeport, IL 61032	Phil Copus Tel: 815-235-1234 x 308 Fax: 815-232-1818 pcopus@winterconstruction.com	Yes, bidding General.
 Special Power, Inc. 1226 18th Ave. Rockford, IL 61104	John Larson Tel: 8159621210 Fax: 815-962-2190 kmckenna@specialpower.com	Yes, bidding Electrical.
 Mechanical Incorporated 2279 Yellow Creek Road Freeport, IL 61032	Jen Hopkins Tel: 815-235-1955 Fax: 815-297-9075 jhopkins@mechinc.com	Yes, bidding Ventilation, Piping, and Plumbing.
 loescher heating 907 east 17th street rock falls, IL 61071	Kim Zimmerman Tel: 815-625-4822 Fax: plans@loescherhvac.com	Yes, bidding Heating/Air, Ventilation, Plumbing, and Electrical.

Subject: Single Bid Award

First Bidding: Bids were received on April 2, 2015 for Asbestos Work on CDB Project No. 291-275-005, Renovate Elevators – Illinois State Police Headquarters (Springfield) – Sangamon County, Illinois.

One bid was received on the Asbestos trade on April 2, 2015. Five (5) contractors held bid drawings and the plans were submitted to multiple plan rooms.

Architect/Engineer: Renaissance Architects Inc.
201 E. Adams Street – Suite B
Springfield, Illinois 62701
Phone: 217 753-1585

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Asbestos	\$283,150.00	\$272,800.00	+3.79%

Both the A/E and the CDB recommended that the award be made to:

General Waste Service Inc.
2398 Belle Street
Alton, Illinois 62002

Asbestos Trade for a total amount of \$283,150.00

Subject: Single Bid Award

First Bidding: Bids were received on August 27, 2015 for the Electrical Work on CDB Project No. 546-135-013, Freeport Armory - Upgrade Mechanical Systems, Freeport, Stephenson County, Illinois.

One (1) bid was received on the Electrical trade on August 27, 2015. Five (5) plan rooms and two (2) electrical contractors held drawings for the bidding.

Architect/Engineer: Hanson Professional Services Inc.
1525 S. 6th Street
Springfield, IL 62703
Phone: 217-788.2450

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Electrical (assigned)	\$168,000.00	\$183,961.00	-9.5%

Both the A/E and the CDB recommended that the award be made to:

Loescher Heating & Air Conditioning Company
907 East 17th Street
Rock Falls, Illinois 61071

Electrical Trade (no alternates)
for a total amount of \$168,000.00

Subject: Single Bid Award

First Bidding: Bids were received on August 19, 2015 for the Plumbing Work on CDB Project No. 546-150-011, Upgrade Electrical, Plumbing and Fire Alarm Systems, Galva Armory, Galva, Henry County, Illinois.

One (1) bid was received on the Plumbing trade on August 19, 2015. Three (3) contractors and five (5) plan rooms held drawings for the bidding.

Architect/Engineer: Hurst-Rosche, Inc
351 E. Washington St., 5th Floor
Springfield, IL 62701
Phone: 217-523-4660

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Plumbing	\$130,730.00	\$89,639.00	+45.8%

Both the A/E and the CDB recommended that the award be made to:

JB Contracting Corporation
2999 St. Vincent Ave.
LaSalle, Illinois 61301

Plumbing Trade for a total amount of \$130,730.00

Subject: Single Bid Award

First Bidding: Bids were received on August 13, 2015 for the General Work on CDB Project No. 546-325-073, Install Way Finding Signage – Camp Lincoln (Springfield) – Sangamon County, Illinois.

One bid was received on the General trade on August 13, 2015. Five (5) contractors held bid drawings and the plans were submitted to multiple plan rooms and sign companies.

Architect/Engineer: Charles Joseph Pell Architects Incorporated
413 East Adams Street
Springfield, Illinois 62701-1476
Phone: 217-544-5444

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
General	\$161,550.00	\$218,775.00	-26.15%

Both the A/E and the CDB recommended that the award be made to:

Ace Sign Company
2540 South First Street
Springfield, Illinois 62704
(217) 522-8417

General Trade for a total amount of \$161,550.00

Subject: Single Bid Award

Bidding: Bids were received on July 2, 2015 for the Plumbing Work on CDB Project No. 630-000-185, PH-1 / Install Oil Water Separators for District 5, Statewide (Bloomington and Paris, Illinois)

One (1) bid was received on the Plumbing trade on July 2, 2015. One (1) contractor and One (1) plan room held drawings for the bidding. The one (1) contractor was responsive.

Architect/Engineer: Atlas Soils, Inc.
1400 E Tremont St.
Hillsboro, IL 62049
Phone: 217-532-3959

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Plumbing	\$142,922.00	\$115,907.00	+23.31%

Both the A/E and the CDB recommended that the award be made to:

G. A. Rich and Sons, Inc.
300 First Street
Deer Creek, Illinois 61733

Plumbing Trade for a total amount of \$142,922.00

Jodi Golden, CDB Executive Director, approved the Recommendation to Award on July 20, 2015.

Subject: Single Bid Award

Bidding: Bids were received on July 2, 2015 for the Plumbing Work on CDB Project No. 630-000-185, PH-2 / Install Oil Water Separators for District 8, Statewide (Carlyle, Salem, Nashville and Steeleville, Illinois)

One (1) bid was received on the Plumbing trade on July 2, 2015. Two (2) contractors and One (1) plan room held drawings for the bidding. One (1) contractor bid the project and was responsive. (One contractor arrived too late to submit their bid)

Architect/Engineer: Atlas Soils, Inc.
1400 E Tremont St.
Hillsboro, IL 62049
Phone: 217-532-3959

<u>TRADE</u>	<u>BASE BID</u>	<u>ESTIMATE</u>	<u>% DIFFERENCE</u>
Plumbing	\$209,825.00	\$301,274.00	-30.35%

Both the A/E and the CDB recommended that the award be made to:

Bel-O Sales & Service Co., Inc.
5909 Cool Sports Road
Belleville, Illinois 62223

Plumbing Trade for a total amount of \$209,825.00

Jodi Golden, CDB Executive Director, approved the Recommendation to Award on July 20, 2015.

FY16 CDB BOARD MEETING SCHEDULE

DATE	TIME	LOCATION
July 14, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
August 11, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
September 15, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
October 13, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
November 10, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
December 8, 2015	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
January 12, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
February 9, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
March 8, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
April 12, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
May 10, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference
June 14, 2016	11:00 a.m.	Chicago, Springfield & Collinsville video-conference